

FORM A - AREA

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

18-100 A-D

Orleans

Q

EAS.601-604

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: Eastham

Place (*neighborhood or village*): South Eastham

Name of Area: Fort Hill Cottages at 45 Governor Prence Rd.

Present Use: residential condominiums

Construction Dates or Period: 1948-1951

Overall Condition: good

Major Intrusions and Alterations: additions to Units 1 (A), 2000, 2011 & 3 (C) 2000, 2006

Acreage: approx. 1.6 acres

Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

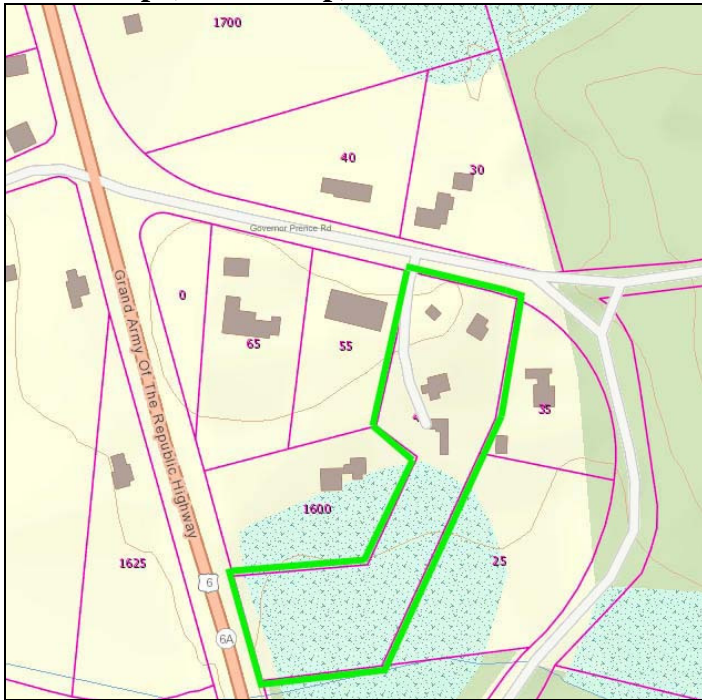
Date : April 2013

Photograph



View from northwest of Units 1 (A), left & 2 (B), right.

Locus Map (north at top)



☒ see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

EASTHAM

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(FORT HILL COTTAGES)

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☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION

The subject property is located east of and with a small frontage on Highway 6 (formerly Old Kings Highway, currently named Grand Army of the Republic Highway) and south of that portion of Governor Prence Road that loops east of Highway 6. It is the latter road which provides access to the 1.6-acre parcel; a wetland occupies a large area to the south, southwest precluding direct access from the former roadway. A variety of land uses surround the property—a church is located immediately west, a multi-family dwelling lies to the north across Governor Prence Road, adjoining it on the east is a single family home and the wetland to the south is protected by a conservation easement.

Only four single-story wood frame cottages occupy the parcel, all of which are individually owned condominiums. Unit 1 (A) is the only one that is considered for tax purposes to be seasonal, the rest are approved for year-round use. All are clad with wood shingles, some newly so, having white corner boards and window and door trim, and all have concrete block foundations.

Unit 1 (A) has a front gable roof with overhanging eaves and a large brick chimney. There is a cross-gabled left side ell, slightly recessed from the front facade. A gabled canopy supported by hefty angled braces protects the front entrance and provides architectural interest. An addition was made in 2000, but lack of detail in the record allows only the speculation that it was a shallow shed dormer on the west side.¹ The second “addition” was actually conversion of an existing screen porch to “habitable space.”²

Unit 2 (B) is the smallest of the group having a simple gable roof, a three-bay front facade, and a virtually square footprint. A large screen porch, nearly equal in size to the house was added on the front of the building in 2010, obscuring the two left bays—center entrance and window to its left.³ It created a true cross-gable roof on this dwelling. An earlier addition appears to have been a shed-roofed lean-to off the right (south) side of the house.

Unit 3 (C) has a large brick chimney and a gabled canopy over its entrance similar like Unit 1. Although Town records indicate additions were made in 2000 and 2006, no details were registered.⁴ However, it appears that one of them was a large screen porch supported on cylindrical piers off the building’s south side. The windows in this cottage appear to have been replaced with two-over-two sash.

Unit 4 (D) is different from the other three cottages in that it has a L-shaped footprint under a low-pitched cross-gabled roof conveying more of a (rotated) ranch style than a Cape Cod style. In 2000 the cross-gabled screened porch at the far southern end was added.⁵ This cottage has six-over-one sash, suggesting that the windows have not be replaced.

HISTORICAL NARRATIVE

The subject property is one of three properties on Governor Prence Road—numbers 30, 35, and 45—that were once part of the Elkanah Knowles Paine estate, inherited by his son Thomas Knowles Paine and referred to in deeds as the “Thomas K. Paine estate.” The four cottages at 45 Governor Prence Road were built between 1948 and 1951 by Clayton O. Horton, an Eastham native and builder who acquired the Paine estate in 1948. He probably lived at 30 Governor Prence Road, built about 1840, though an interview he did with Eastham’s Vivian Andrist in 1981 suggests that he may also have lived at 35 Governor Prence Road, built, according to the town, in 1766.

The Paine family were long-time residents of Eastham, from at least 1640, and descended from the immigrant and early Eastham settler Thomas Paine. Since at least the generation of his great-grandson Isaac Paine (1738-1810), the family had lived in this area and owned land on both sides of the northern section of Governor Prence Road. The property descended in part to Isaac’s son Ebenezer Paine (1765-1845) and to Ebenezer’s sons Elkanah Knowles Paine (1806-84) and Joshua Paine (1799-1878), whose families were connected even more directly when Elkanah’s son Thomas Knowles Paine (1833-1919) married Joshua’s daughter Deborah Sherman Paine (1835-1913) in 1857. Elkanah and his sons Thomas were both master carpenters, and Elkanah may have built 30 Governor Prence Road. The families of father and son were enumerated consecutively in Eastham censuses from 1860 through 1880, though in 1860 Thomas was also enumerated (double counted) as a boarder in the Boston boardinghouse of a Henry Paine, probably a relative; twelve of Henry Paine’s fifteen boarders were natives of Cape Cod towns. Thomas Paine was later a fisherman and for sixteen

¹ Town of Eastham Assessor records notes the date of a building permit issued for an “addition” on Dec. 1, 2000, without further explanation.

² Ibid, Assessor records note a building permit date of June 17, 2011, for this work and has elevational drawings of the building indicating this work.

³ Ibid, Assessor records note a building permit for a “porch/deck” dated April 12, 2010.

⁴ Ibid, Assessor records note building permits dated Dec. 1, 2000, and Dec. 1, 2006, each for an “addition.”

⁵ Ibid, Assessor record notes the date of December 1, 2000, for a building permit for an “addition.” Comparison of the footprints depicted for this cottage on the 1967 and 2004 plans clearly show the screen porch had been added by 2004.

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years was keeper of Billingsgate lighthouse, on Billingsgate Island in Cape Cod Bay in Wellfleet. According to one 1890 county history, since 1884 Thomas Knowles Paine "has been a farmer, occupying the homestead of his father" and had been an Eastham selectman for five years.⁶

Elkanah Paine died in 1884, and by 1900 his widow had moved to Brookline, where she died at the age of ninety in that same year. After their father's death the Paine children deeded their interest in his real property in Eastham to their mother, and in 1887 Mehitable Paine transferred ownership of that property to her son Thomas.⁷

The 1900 and 1910 censuses show Thomas K. Paine and his family in the same neighborhood with their daughter Ruth Eleanor, born in 1858. Neither census lists street names. The couple's other child, Edwin Clement Paine (1859-1933) had moved to Prescott, Arizona, by 1885, the year he married Marcia Anna Wing. Deborah Paine died in 1913, and her husband Thomas died in 1919. The 30 Governor Prence Road house then appears to have become a summer residence for parts of the Paine family. The 1929 Eastham directory shows Mrs. Isaac Paine as a summer resident on King's Highway; she was Alice A. Krogman Paine, the third wife of Thomas K. Paine's youngest brother Isaac, who had been a tinsmith and plumber in the Boston suburb of Brookline since the late 1880s.

Tax records for 1926 and 1931 show "Edward" Paine of Prescott, Arizona, as owner of a 1.5-acre homestead lot with a house valued at \$1380, a barn at \$300, a woodhouse and garage at \$115, a poultry house at \$45, and a water system at \$100. He owned nearly 37 acres in other Eastham parcels as well. Edwin Clement Paine died in 1933, and in 1946 his heirs deeded all of their late father's Eastham property to Morris F. Payne of Oakland, California, whose relation if any to the Eastham and Prescott Paines is unclear.⁸ According to the 1940 census Morris F. Payne was born in 1918 in Montana and had lived in or near Prescott in 1935; he worked as a factory electrician. Payne owned what was then a three-acre homestead property with its buildings for only two years. In 1948 he deeded the three-acre homestead parcel and an adjacent 4.3-acre lot, together "known as the Thomas K. Paine estate and being 'the Eastham homestead,'" to Clayton O. Horton, Eastham native and builder.⁹ Tax records for 1954 show the 30 Governor Prence Road property as six acres, with the house valued at \$3500 and a garage; no barn or poultry house are listed.

Born in 1901, Clayton Horton was the son of Osgood W. and Betsey Knowles Horton, both Eastham natives. His father died in 1912 and his mother probably about 1920. After he graduated Orleans High School in 1918 Clayton joined the National Guard and served during the 1919 Boston police strike. Discharged for being underage, Horton returned to Eastham and began working as a surfman in the Coast Guard under Captain Abbott H. Walker; he soon became the cook at the Eastham life-saving station. Clayton Horton then turned to construction and began his own business about 1928, when he married Eastham native Virginia Nickerson. He was a building contractor in Eastham for forty-five years, ran a grocery store and roadside stand in North Eastham, and built, owned, and operated what were once known as Crest Hill Cottages, probably those at 45 Governor Prence Road across from this house.¹⁰ According to one 1962 deed, Horton was living on Governor Prence Road at the time, and public records show him at an unnumbered house there. In his 1981 interview he described his work on the Paine estate, though it is unclear which houses he specifically means to indicate. Horton stated that he bought the house he was then living in

so that we could live in it. An old house over there in '49, and I built every house around here. And lived in four of them. . . . At first we fixed up that old house over there, what we call the old [unclear to transcriber] place, and lived in that two or three years. Well, no, lived in that nineteen years. Built the other cottages and run the tourist business. We used to have cottages. And moved that house over there from Orleans. Built this one across the street. Built the last one eleven, ten years ago, where we are, where I am now—the last one I built.

In August 1948, two months after he acquired the Paine estate, Clayton Horton subdivided the property on both sides of Governor Prence Road. The plan shows a small building on the site of 45 Governor Prence Road, probably Horton's first of the six cottages that once occupied the site; a building of identical footprint is shown at the same location on a 1967 plan of the cottages' site. Tax records for 1954 show Clayton Horton with three houses (probably 30 and 35 Governor Prence Road and 1600 State Highway), a garage, and six cabins on the property he had acquired from Morris Payne in 1948, in addition to numerous parcels in North Eastham, where he had grown up.

⁶ Simeon L. Deyo, ed., *History of Barnstable County, Massachusetts, 1620-1890* (New York: H. W. Blake, 1890), 742.

⁷ Thomas K. Paine and Mary K. Paine, Eastham; Isaac Paine and Henry K. Paine, Brookline; E. Dexter Payne, Yarmouth, to Mehitable P. Paine, 18 September 1884, BCD 161:75; : Mehitable P. Paine to Thomas K. Paine, 2 May 1887, BCD 163:378.

⁸ Marcia M. Payne Fitch, Dora P. Payne, Doris L. Payne, Sherman R. Payne, and Douglas P. Todd, Prescott AZ, to Morris F. Payne, Oakland CA, 19 March 1946, BCD 673:495.

⁹ Morris F. Payne, Oakland CA, to Clayton O. Horton, 30 June 1948, BCP 699:460.

¹⁰ Clayton Horton, interview with Vivian Andrist, 28 September 1981, Eastham Historical Society; "Clayton O. Horton, 94," *Cape Cod Times*, 21 March 1996.

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In January 1968 Horton subdivided that part of the Paine estate on the south side of Governor Prence Road and east side of State Highway, and four years later he sold the parcels containing the six cottages and 1600 State Highway to Arthur R. and Barbara J. Hall of West Newbury. The property changed hands four more times by 1994, when John and Carol Ericsson acquired 45 Governor Prence Road and placed the cottages in trust. In 2000 Carol Ericsson sold the cottages and their lot to Michael Meluskey of Boston, who in 2004 created Fort Hill Cottages Condominium. By that year only four of the original six cottages were standing on the lot. Meluskey owns two of the cottages; Patricia M. and Scott Marucci and Leslie E. Weller own the other two.¹¹

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MAPS

Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co., 1858.*Official Topographical Atlas of Massachusetts Compiled and Corrected by H. F. Walling and O. W. Gray*. Boston: Stedman, Brown and Lyon, 1871.*Atlas of Barnstable County, Massachusetts*. Boston: George H. Walker and Co., 1880.*Atlas of Massachusetts from Topographical Surveys Made in Co-operation by the United States Geological Survey and the Commissioners of the Commonwealth 1884-1888*. Boston: Commissioners of the Commonwealth, 1890.*Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys*. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

Property Data Sheet

MHC #s	Map	Parcel	Ext	St #	Street Name	Year Built	Style/Form
EAS.601	18	100	A	45	GOV. PRENCE RD (unit 1)	1948-51*	1-story cottage - Res. Condo
EAS.602	18	100	B	45	GOV. PRENCE RD (unit 2)	1948-51*	1-story cottage - Res. Condo
EAS.603	18	100	C	45	GOV. PRENCE RD (unit 3)	1948-51*	1-story cottage - Res. Condo
EAS.604	18	100	D	45	GOV. PRENCE RD (unit 4)	1948-51*	1-story cottage - Res. Condo

¹¹ Clayton O. Horton to Arthur R. and Barbara J. Hall, 24 April 1972, BCD 1637:249; Erica G. Ripley to John and Carol Ericsson, trustees White Rock Farm Nominee Trust, 11 April 1994, BCD 9139:315; Carol S. Ericsson to Michael Meluskey, Boston, 25 April 2000, BCD 12965:263; Michael Meluskey, Santa Barbara CA, master deed for Fort Hill Cottages Condominium Trust, 6 January 2005, BCD 19428:80. See also "Subdivision Plan of Land in Eastham Mass. Made for Clayton O. Horton," November 1967, BCP 216:149, and Site Plan Fort Hill Cottages Condominium Situated in Eastham, Mass., 26 October 2004, BCP 396:64.

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* Research was unable to distinguish in what order the cottages were built.

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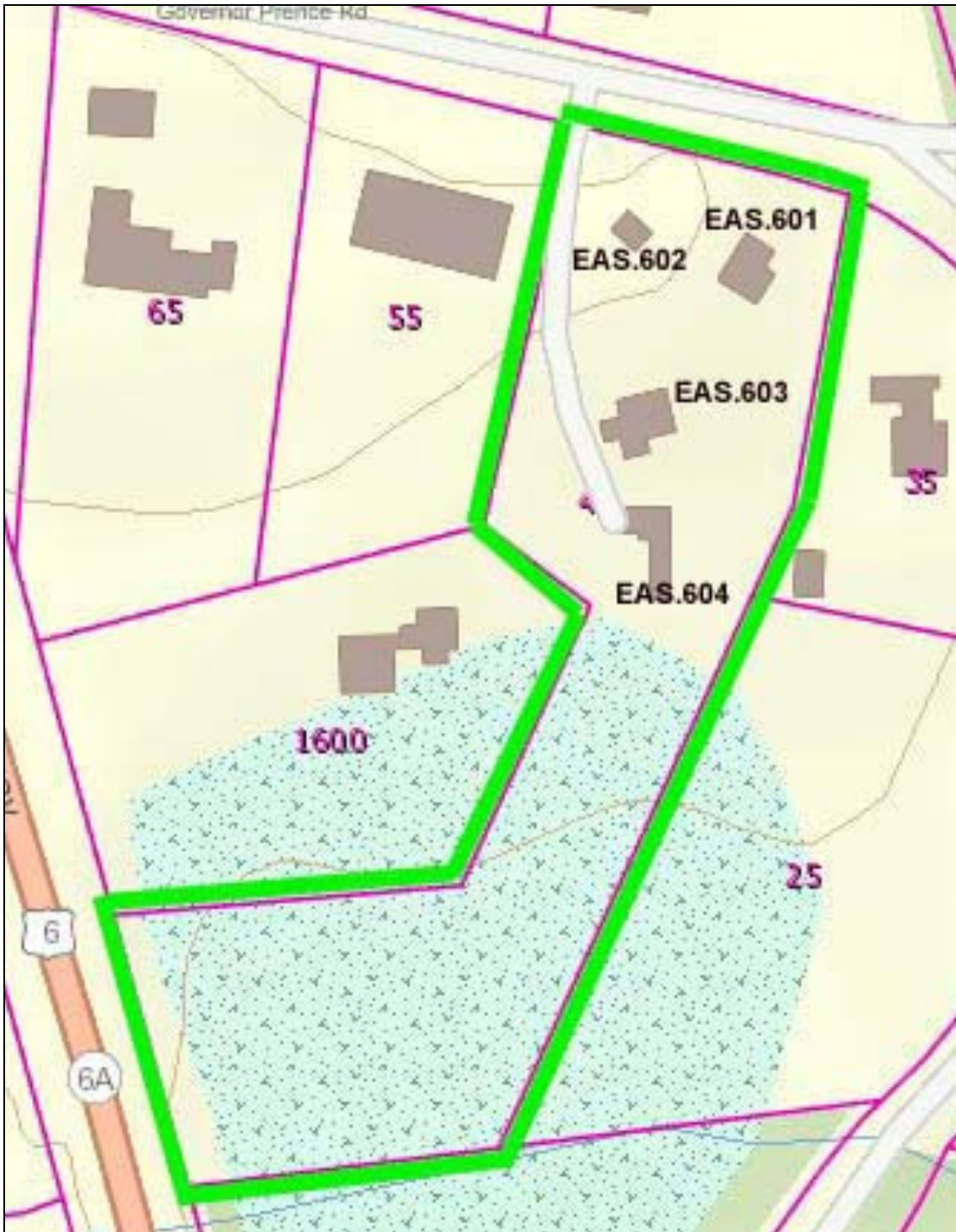
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SITE PLAN



MHC numbers correspond to those on the data sheet.

SUPPLEMENTARY IMAGES

INVENTORY FORM A CONTINUATION SHEET

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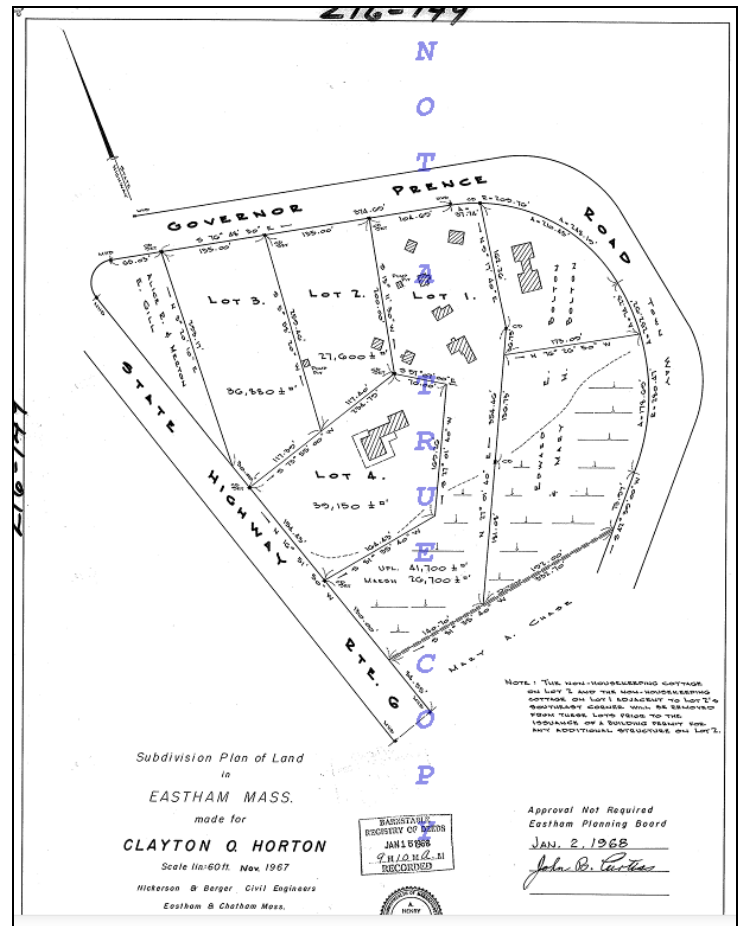
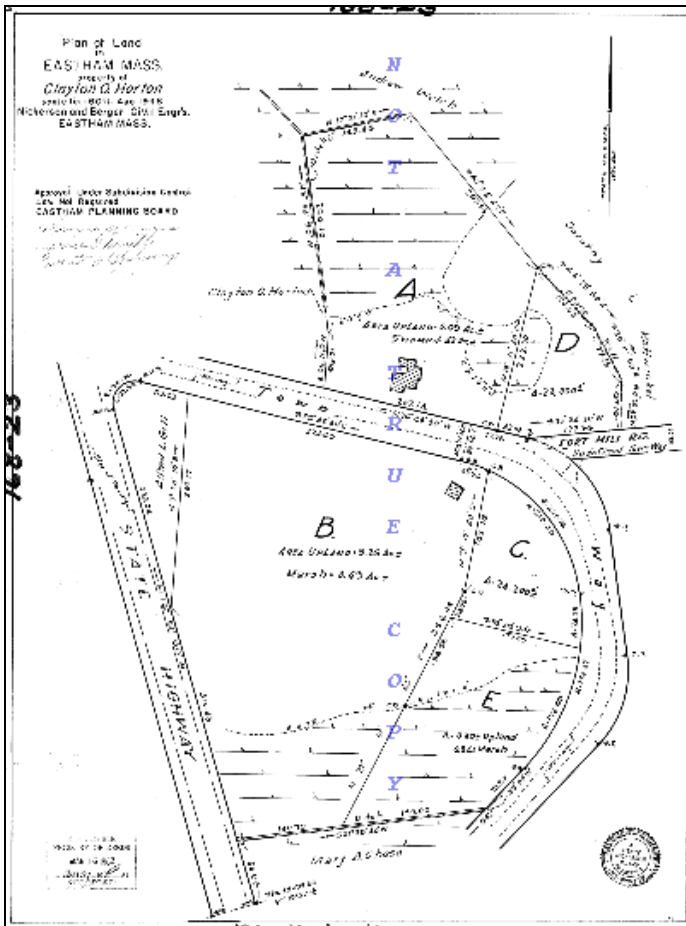
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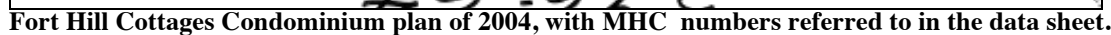
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Continuation sheet 7

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(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)



Aerial view from west of northern portion of the subject property—only Units 2, 3 and 4 are readily visible. (Photo courtesy of Bing online maps.)



EAS.601: View of Unit 1 (A) of the Fort Hill Cottages from northwest.



EAS.602: View of Unit 2 (B) from north.

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EAS.603: View of Unit 3 (C) from south. Photo by Town of Eastham Assessor.



EAS.604: View of Unit 4 (D) from southwest. Photo by Town of Eastham Assessor.